

Situs : 540 W CHESTNUT ST
Parcel ID: 023-009
Class: Single Family Residence
Card: 1 of 1
Printed: July 3, 2022
CURRENT OWNER

SIMBAINA FRANCISCO LOJA
MARIA E YUPANGUI GUALLPA
540 W CHESTNUT ST
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 1
Neighborhood 40
Alternate ID 46-1
Vol / Pg 53619/139
District
Zoning R1B
Class Residential

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			100,000
Residual	SF 29,016			43,520

Total Acres: .8957
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	143,500	143,500	0	143,500
Building	345,600	462,100	0	306,200
Total	489,100	605,600	0	449,700

Manual Override Reason

Base Date of Value

Effective Date of Value

Value Flag MARKET APPROACH

Gross Building:

Entrance Information

Date	ID	Entry Code	Source
05/31/22	CP	Field Review	Other
04/05/22	CP	Field Review	Other
12/30/21	CP	Field Review	Other
10/18/21	CP	Field Review	Other
10/01/21	CP	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
02/16/22	382	6,248	SOLARPANLS	100
07/21/21	1845	15,000	ROOF/NEW Roof And Siding	100
04/05/21	765	65,000	ADDITION Full 2nd Floor Added In 2021, New	100
06/27/05	44340	22,000	BLDG Strip And Re Roof	100
01/14/05	43386	3,700	BLDG 5 Rep Windows	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/14/20	457,000	Land + Bldg	Valid Sale	53619/139	Quit Claim	SIMBAINA FRANCISCO LOJA
05/15/20	260,000	Land + Bldg	Family Sale	52757/186	Quit Claim	JACKSON PARTNERS LLC
04/01/79	61,000	Land + Bldg		4880/490		



RESIDENTIAL PROPERTY RECORD CARD

2023

BROCKTON

Situs : 540 W CHESTNUT ST

Parcel Id: 023-009

Class: Single Family Residence

Card: 1 of 1

Printed: July 3, 2022

Dwelling Information

Style	Colonial	Year Built	1952
Story height	2	Eff Year Built	2000
Attic	Unfin	Year Remodeled	2021
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Blue		

Basement

Basement	Full	# Car Bsmt Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	600	Rec Rm Type	

Heating & Cooling

Fireplaces

Heat Type	Basic	Stacks	2
Fuel Type	Oil	Openings	2
System Type	Warm Air	Pre-Fab	

Room Detail

Bedrooms	4	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	8		
Kitchen Type		Bath Type	
Kitchen Remod	Yes	Bath Remod	Yes

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

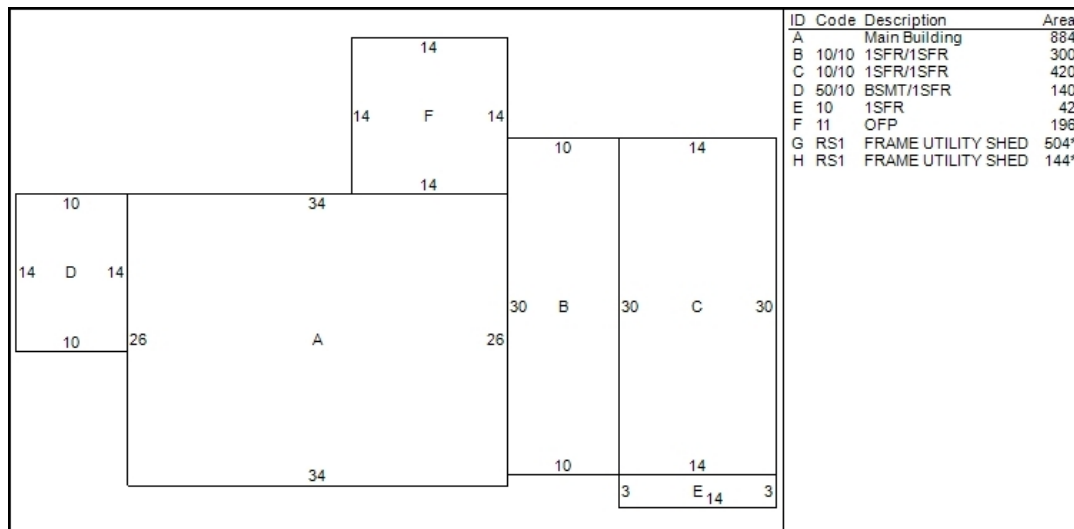
Grade & Depreciation

Grade	C+	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	355,470	% Good	85
Plumbing	6,525	% Good Override	
Basement	20,216	Functional	
Heating	0	Economic	
Attic	8,705	% Complete	
Other Features	36,258	C&D Factor	
		Adj Factor	1
Subtotal	427,170	Additions	96,150
Ground Floor Area	884		
Total Living Area	3,390	Dwelling Value	459,240

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x 504		504	1	1975	B	A	2,320
Frame Shed	1 x 144		144	1	1980	C	A	530

Condominium / Mobile Home Information

Complex Name
Condo ModelUnit Number
Unit Level
Unit Parking
Model (MH)Unit Location
Unit View
Model Make (MH)

Addition Details

Line #	Low	1st	2nd	3rd	Value	Line #	Low	1st	2nd	3rd	Value
1		10	10		33,200	5		11			4,420
2		10	10		45,940						
3	50	10			9,610						
4		10			2,980						